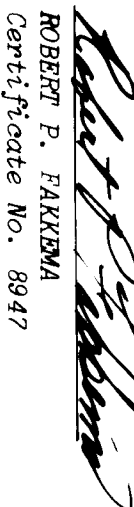


3999112

A tract of land in the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 33 North, Range 1 East, W.M., Island County, Washington, being that certain tract of land conveyed by Deed recorded April 5, 1973, under Auditor's File No. 260529, Records of Island County, and more particularly described as follows:

commencing at the Northwest corner of said Southeast 1/4 of the Northwest 1/4, thence South 01° 28' 33" West along the West line of said Southeast 1/4 of the Northwest 1/4, a distance of 310.00 feet; thence South 87° 29' 21" East, 50.01 feet to the East margin of Heller Road, and the True Point of Beginning; thence South 01° 28' 33" West, along said East margin, a distance of 928.98 feet to the Southeast boundary of said tract conveyed by Deed recorded under Auditor's file No. 260539; thence along said Southerly boundary, the following courses and distances: South 87° 29' 21" East, 836.99 feet; North 01° 31' 12" East, 145.00 feet; South 87° 29' 21" East, 836.99 feet to the Easement boundary of said tract; thence along said Easement boundary, the following courses and distances: North 01° 31' 12" East, 633.49 feet to the beginning of a curve to the right, from which the radius point of said curve bears South 69° 28' 48" East 225.00 feet; along the arc of said curve, through a central angle of 66° 52' 12", an arc distance of 144.79 feet to the beginning of a curve to the left, from which the radius point of said curve bears North 51° 36' 48" East, 225.00 feet; along the arc of said curve, through a central angle of 04° 48' 36", an arc distance of 18.69 feet; thence North 87° 29' 21" West along the North boundary of said tract, a distance of 684.07 feet to the True Point of Beginning.

I, Robert P. Fekema, hereby certify that the adjoining Plat of Sunset Hills, Div. 1, is based upon an actual survey, that the courses and distances are shown thereon correctly, that the monuments have been placed at all lot and block corners have been staked upon the ground.



In equity, it is hereby reserved for and granted to: "Nagel Sound Power & Light Company, General Telephone Company of the Northwest," and "Tele-Tone Systems, Inc.," their heirs, assigns and their respective successors and assigns under the aforesaid seven (7) feet and four (4) feet of front and rear boundary lines and under the aforesaid two and one-half (2 1/2) feet of side boundary lines of all lots, in which to install, lay, maintain, use, operate, and remove, and to cause to be installed, laid, maintained, used, operated, and removed, all necessary wires, cables, conduits, and other appurtenances for the purpose of installing, laying, maintaining, using, operating, and removing the aforesaid telephone service, together with other property with, upon, the lots of all the parties to this agreement, for the purposes stated. ALSO, hereby granted is the right to use the aforesaid streets and roadway, if any.

KNOW ALL MEN BY THESE PRESENTS That we, the undersigned, owners in fee simple, HEREBY DECLARE THIS PLAT and dedication to the use of the public forever as a public street, and the same shall remain dedicated to such use, subject to all streets and easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes; also, the right to make all necessary slopes, cuts or fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets shown thereon. Also, the right to direct the streets, avenues, and alleys over and across any lot, or lots there adjacent might take a natural surface of the road as it exists at the time of the dedication of said streets.

All other rights are hereby dedicated to the City of Oak Harbor, Washington. Granted hereby is a waiver of all claims for damages against the City of Oak Harbor, its officers, agents, servants, employees, contractors, subcontractors, established construction, drainage and maintenance of said roads. No vehicle access to Heller Road (780 N.W. Street) will be permitted from Lots 35, 40 and 41.

Restrictive and protective covenants applying to all lots in this plat are recorded in Volume 266, page 451, Records of Island County, Washington under Auditor's File No. 266911.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of September, A.D. 1973.

CUSTOM CONSTRUCTION & DEVELOPMENT, INC.

Ronald G. Gold
Ronald G. Gold
Secretary-Treasurer

STATE OF WASHINGTON)
County of Island) 88

This is to certify that on this 17th day of September 1933, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ronald J. GOLD, Secretary-Treasurer of OUSTON CONSTRUCTION & DEVELOPMENT, INC., a Washington Corporation, that he executed the foregoing instrument, and acknowledged the said instrument to be his act and deed, and that he is a duly authorized officer, for the uses and purposes therein mentioned, and on oath related that he is authorized to execute said instrument, and that the seal affixed to the corporate seal of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at Oak Harbor

STATE OF WASHINGTON)
County of Island) ss

This is verified, that on this 27th day of September, 1923, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared William J. KASPER, Assistant Vice President of COAST MORTGAGE COMPANY, a Washington Corporation, that he executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed as said Corporation, for the uses and purposes therein intended, and that the seal affixed to the corporate deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at Oak Harbor.

I, Ruth E. Zylstra, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid up to and including the year 1974.

Ruth E. Zylstra
Ruth E. Zylstra, Treasurer

The Planning Commission of the City of Oak Harbor, Washington, meeting on 25 SEP., 1973, found that the adjoining Plat of Sunset Hills, Div. 1, serves the public use and interest and has authorized its secretary to execute its written approval thereon.

Deane Young
Planning Commission Secretary

Recorded OCTOBER 16, 1973, File No. 266309,
Volume 280, Page 488, Records of Island County, Washington.

Approval by the City Council of Oak Harbor, Washington, meeting in regular session this 2nd day of OCTOBER, 1973.


Mayor of Oak Harbor

3 ²⁰ Examined and approved in accordance with R.C.W. 58.17.160(1) this
day of OCTOBER, 1973.

Jack E. Wilson
JACK E. WILSON, C.E.

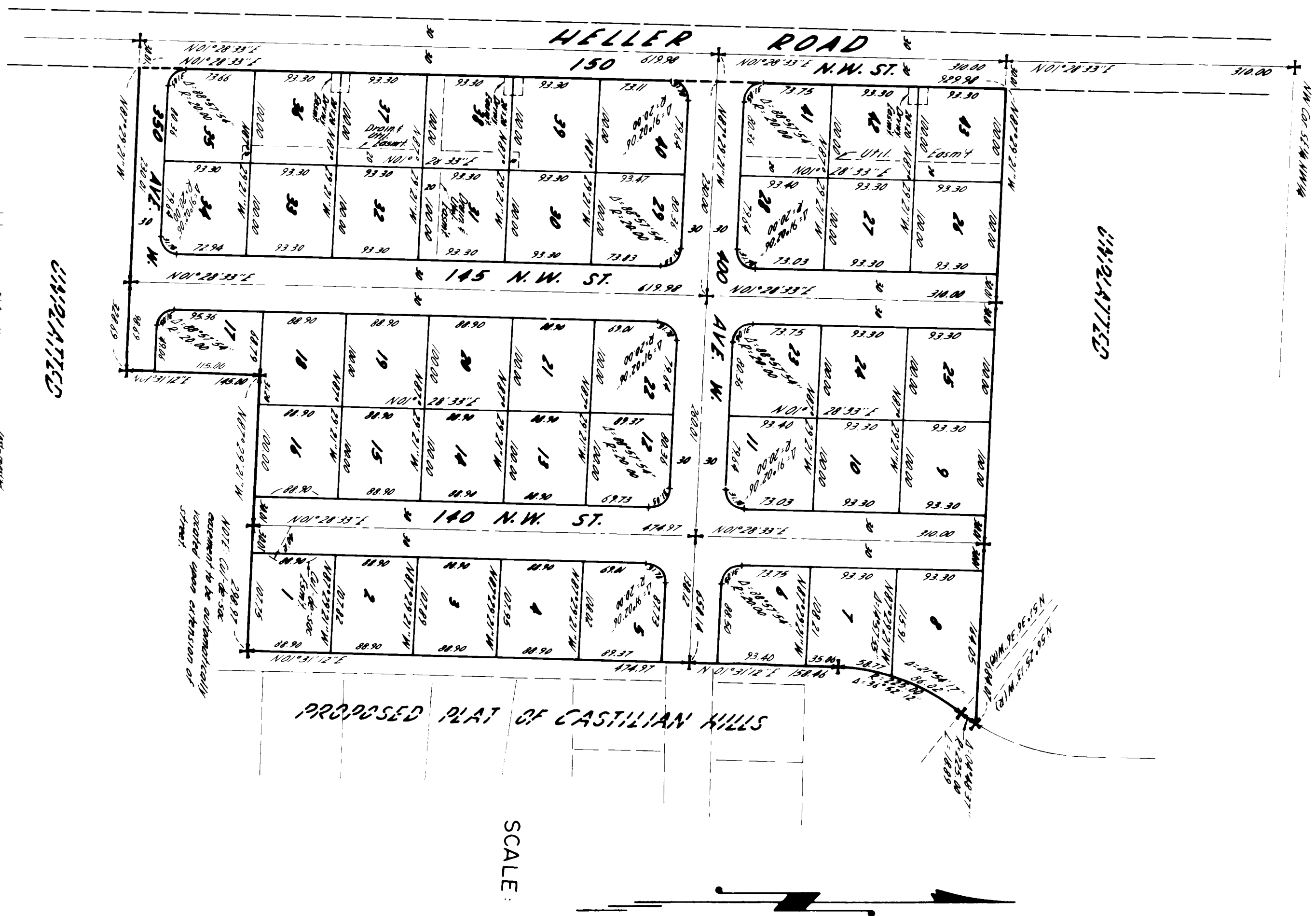
Filed for record at the request of Frank E. Lakewood, this 16th day of January, 1973, at 14 minutes past 12 M., and recorded in Volume 12 of Plates, page 3, Records of Island County, Washington.

E. Duane Karp
County Auditor

Leg. Duane Karp
Deputy County Auditor

Takkema
1030
Xingma

SECTION SUBDIVISION & VICINITY MAP



SCALE: 1"=100'

Notes: Bearings shown are based on the Washington Coordinate System, North Zone (USC & GS Stationers Warner and Latta)